

(First Published in the Kansas Chief July 14, 2022) 3x

**IN THE DISTRICT COURT OF DONIPHAN COUNTY, KANSAS  
(PURSUANT TO K.S.A. CHAPTER 60).**

THE BOARD OF COUNTY COMMISSIONERS OF  
DONIPHAN COUNTY, KANSAS,

PLAINTIFF,

VS.

CASE NO. 20 CV 17

DENNIS VAN SWOL, MARILYN VAN SWOL  
TERRELL D. BAUER, THE WILLIAM C. BAUER  
2012 REVOCABLE TRUST, U/D 12-10-12  
WILLIAM C. BAUER, TRUSTEE, Exhibit No. 1

LYLE J. BENSON, OMBRA M. BENSON, Exhibit No. 2

TERRELL D. BAUER, THE WILLIAM C. BAUER  
2012 REVOCABLE TRUST, U/D 12-10-12  
WILLIAM C. BAUER, TRUSTEE, Exhibit No. 3

THE UNKNWON HEIRS, EXECUTORS,  
ADMINISTRATIONS, DEVISEES, TRUSTEES,  
CREDITORS AND ASSIGNS OF ANY DECEASED  
DEFENDANTS; THE UNKNOWN SPOUSES OF  
ANY DEFENDANTS; THE UNKNOWN OFFICERS,  
SUCCESSORS, TRUSTEES CREDITOR AND ASSIGNS  
OF ANY DEFENDANTS THAT ARE EXISTING,  
DISSOLVED OR DORMANT CORPORATIONS; THE UNKNOWN  
EXECUTORS, ADMINISTRATIONS, DEVISEES, TRUSTEES,  
CREDITORS, SUCCESSORS AND ASSIGNS OF ANY DEFENDANTS  
THAT ARE OR WERE PARTNERS OR IN PARTNERSHIP; THE  
UNKNOWN GUARDIANS CONSERVATORS AND TRUSTEES  
OF ANY DEFENDANTS THAT ARE MINORS OR ARE UNDER  
ANY LEGAL DISABILITY; AND THE UNKONWN HEIRS,  
EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES,  
CREDITROS, AND ASSIGNS OF THE FOLLOWING  
DECEASED PERSONS; JOHN A YATES, SWON HOLT,  
ROLAND M. HOLT, KATIE STARR, MATTIE STARR  
AND WILLIAM ALEXANDER.

THE INTERNAL REVENUE SERVICE,

DEFENDANTS.

NOTICE OF SHERIFF'S SALE

Notice is hereby given that under and by virtue of an Order of Sale issued by the  
District Court Judge of Doniphan County, Kansas, on June 27, 2022, in the above entitled action then

pending in said Court numbered 20CV17 and to me, the undersigned, Sheriff of Doniphan County, Kansas, directed, I will offer to sale at public auction and sell to the highest and best bidder thereof and therefore, for cash in hand, at the north front door of the Doniphan County Courthouse, in the City of Troy, in Doniphan County, Kansas, on the 16<sup>th</sup> day of August, 2022, at 2:00 o'clock P.M., of said day, the following described real estate situate in Doniphan County, Kansas, to wit:

**EXHIBIT NO. 1**

Tract 1: Lots 15 and 16, in Block 69, in the Original Town, now City of Highland

And also,

Tract 2: Lots 17 and 18, in Block 69, in the Original Town, now City of Highland

Proportionate Share Costs: \$250.00

Delinquent taxes, charges, interests and penalties:

| Tract 1: |          | Tract 2: |            |
|----------|----------|----------|------------|
| 2005     | \$583.40 | 2005     | \$927.96   |
| 2006     | \$757.78 | 2006     | \$1,090.72 |
| 2007     | \$744.16 | 2007     | \$1094.72  |
| 2008     | \$671.66 | 2008     | \$891.62   |
| 2009     | \$695.62 | 2009     | \$853.84   |
| 2010     | \$736.28 | 2010     | \$910.54   |
| 2011     | \$745.52 | 2011     | \$930.24   |
| 2012     | \$795.76 | 2012     | \$993.32   |
| 2013     | \$801.72 | 2013     | \$1,002.38 |
| 2014     | \$813.12 | 2014     | \$867.14   |
| 2015     | \$844.00 | 2015     | \$1,075.22 |
| 2016     | \$374.16 | 2016     | \$986.02   |
| 2017     | \$770.74 | 2017     | \$1,000.84 |
| 2018     | \$723.94 | 2018     | \$947.62   |

That unpaid accrued interest on the above stated taxes to September 8, 2020, is \$15,476.21 making the aggregate amount of \$40,974.21 due as of September 8, 2020. Interest at the rate of 11% per annum continues to accrue until the above stated taxes are paid.

That the names of the Owners, supposed owners and parties having or claiming to have some interest in said property are:

Dennis Van Swol and Marilyn Van Swol, William C. Bauer, Trustee of the William C. Bauer 2012 Revocable Trust, William C. Bauer, Individually and Terrell D. Bauer.  
The Internal Revenue Service.

**EXHIBIT NO. 2**

Lots Nine (9) and Ten (10), in Block One Hundred Twenty Three (123) in the City of Highland,

Proportionate share of costs: \$250.00

Delinquent taxes, charges, interest and penalties:

|      |          |
|------|----------|
| 2014 | \$111.44 |
| 2015 | \$136.48 |
| 2016 | \$97.50  |
| 2017 | \$94.20  |
| 2018 | \$106.76 |

That unpaid accrued interest on the above stated taxes to September 8, 2020, is \$197.72 making the aggregate amount of \$858.48 due as of September 8, 2020. Interest at the rate of 11% per annum continues to accrue until the above stated taxes are paid.

That the names of the Owners, supposed owners and parties having or claiming to have some interest in said property are:

Lyle B. Benson and Ombra M. Benson, their unknown heirs, executors, administrators, devisees, trustees or assigns.

**EXHIBIT NO. 3**

Tract 1: Lot 10, in Block 69 in the City of Highland, Doniphan County, Kansas, said town laid out upon the Southwest Quarter of Section 23 and the Southeast Quarter of Section 22, Township 2, Range 10 East and said Block 69 designated on the plat of said town as a part of the Southeast Quarter of Section 22, Township 2, Range 19.

Tract 2: The West 25 feet of Lots 13, 14 and 15, and the East 25 feet of Lots 16, 17, 18, 19, 20 and 21, all in Block 89, in the City of Highland, Doniphan County, Kansas, including all property formerly constituting the North-South alley in said Block 89 as vacated by Ordinance Number 56 of the City of Highland, Kansas.

Tract 3: Lot 7, in Block 39, in the Original Town, now City of Highland,

Proportionate share of costs: \$250.00

Delinquent taxes, charges, interest and penalties:

| Tract 1 |          | Tract 2 |          | Tract 3 |          |
|---------|----------|---------|----------|---------|----------|
| 2005    | \$583.00 | 2008    | \$103.22 | 2007    | \$340.34 |
| 2006    | \$532.64 | 2009    | \$100.44 | 2008    | \$466.36 |
| 2007    | \$549.16 | 2010    | \$115.24 | 2009    | \$454.52 |
| 2008    | \$577.30 | 2011    | \$115.76 | 2010    | \$494.68 |
| 2009    | \$565.58 | 2012    | \$119.64 | 2011    | \$424.06 |
| 2010    | \$588.26 | 2013    | \$119.58 | 2012    | \$504.88 |

|      |          |      |          |      |          |
|------|----------|------|----------|------|----------|
| 2011 | \$603.14 | 2014 | \$122.86 | 2013 | \$503.12 |
| 2012 | \$644.28 | 2015 | \$152.08 | 2014 | \$513.92 |
| 2013 | \$649.18 | 2016 | \$73.61  | 2015 | \$255.24 |
| 2014 | \$685.42 | 2017 | \$153.86 | 2016 | \$241.53 |
| 2015 | \$765.64 | 2018 | \$178.42 | 2017 | \$452.00 |
| 2016 | \$767.64 |      |          | 2018 | \$634.68 |
| 2017 | \$809.82 |      |          |      |          |
| 2018 | \$761.32 |      |          |      |          |

That unpaid accrued interest on the above stated taxes to September 8, 2020, is \$15,627.12 making the aggregate amount of \$33,135.80 due as of September 8, 2020. Interest at the rate of 11% per annum continues to accrue until the above stated taxes are paid.

That the names of the Owners, supposed owners and parties having or claiming to have some interest in said property are:

William C. Bauer, Trustee of the William C. Bauer 2012  
 Revocable Trust, William C. Bauer, Individually and Terrell D. Bauer.  
 The Internal Revenue Service.

ALL OF THE ABOVE DESCRIBED REAL ESTATE IS SITUATE IN DONIPHAN COUNTY,  
 KANSAS.

The above tracts, lots, pieces, and parcels of real estate are being sold in order to satisfy a judgment in foreclosure rendered in the above entitled action on the 5<sup>th</sup> day of May, 2022, foreclosing the tax lien of the Plaintiff on each of the above described lots, tracts, pieces, and parcels of real estate, together with Two Hundred Fifty Dollars (\$250.00) proportionate costs taxed to each of said lots, tracts, pieces, and parcels of real estate and for its proportionate share of the costs of the said suit. All of said lots, tracts, pieces, and parcels of real estate are to be sold separately and without right of redemption. The 2019, 2020 and 2021 taxes must be paid in addition to all amounts owing.

/s/Chad W. Clary  
 Sheriff of Doniphan County, Kansas